

32	52	42
Sec.	Twp.	Range

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING**

LIST ALL FOLIO #S: 30-2232-008-0010, 30-2232-008-0030,
30-2232-000-0160, 30-2232-000-0080

Date Received

- 1. NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

11200 Biscayne, LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 9551 East Bay Harbor Drive,

City: Bay Harbor State: FL Zip: 33154 Phone#: (305) 861-8085

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): same

Mailing Address: same

City: same State: Zip: Phone#:

4. CONTACT PERSON'S INFORMATION:

Name: Matthew Amster, Esq. Company: Bercow Radell & Fernandez, P.A.

Mailing Address: 200 S. Biscayne Blvd., Suite 850

City: Miami State: FL Zip: 33131

Phone# 305-377-6236 Fax# 305-377-6222 E-mail: mamster@brzoninglaw.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

See attached Exhibit A.

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6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

11150 and 11190 Biscayne Boulevard

7. SIZE OF PROPERTY _____ ft x _____ ft (in acres): 6.11 acres
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☒ acquired ☐ leased: 10/2012 & 11/2012 (month & year)

9. Lease term: N/A years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

No ☒ yes ☐ If yes, provide complete legal description of said contiguous property.

11. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto?
no ☒ yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: RU-4A & BU-1A

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

☐ District Boundary(zone) Changes [Zone(s) requested]: _____

(Provide a separate legal description for each zone requested)

☐ Unusual Use: _____

☐ Use Variance: _____

☒ Non-Use Variance: Waive requirement for wall separating business from residential zones

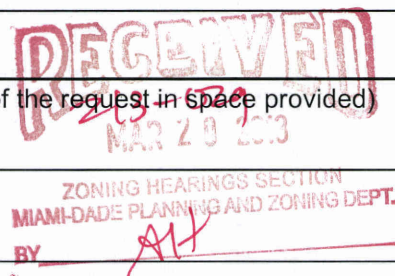
☐ Alternative Site Development: Option: _____

☒ Special Exception: To permit residential uses in BU-1A district

☒ Modification of Previous Resolution/Plan: Modify condition nos. 2 & 5 of Resolution No.

4-ZAB-9-87, as last modified by Resolution No. 4-ZAB-429-87

☐ Modification of Declaration or Covenant: _____



14. Has a public hearing been held on this property within the last year & a half? no ☒ yes ☐.

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no ☒ yes ☐. If yes, give name to whom the violation notice was served: _____ and describe the violation: _____

16. Describe structures on the property: N/A – vacant land

17. Is there any existing use on the property? no ☒ yes ☐. If yes, what use and when established?

Use: _____ Year: _____

18. Do you require a translator for the actual hearing? Yes ☐ No ☒

If yes: Spanish ☐ Haitian Creole ☐ Other ☐ (Please specify which language)

19. If you would like a preliminary courtesy review of your application by the technical staff of the Development Impact Committee, please check Yes ☐

If yes, the application will be placed on the next available Development Impact Committee agenda. There is no additional charge for this service.

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), N/A, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
this ____ day of _____, ____.

Notary Public: _____
Commission Expires: _____

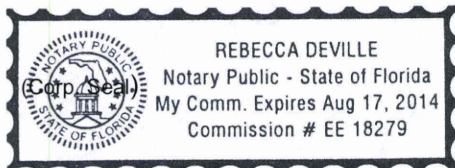
CORPORATION/LLC AFFIDAVIT

(I)(WE), Irwin Tauber, Manager of 11200 Biscayne, LLC, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☐ Vice President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation/LLC, and as such, have been authorized by the corporation/LLC to file this application for public hearing; and that said corporation/LLC is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

IRWIN TAUBER
Manager



Sworn to and subscribed to before me
this 18 day of March, 2013.

Notary Public: Rebecca Deville
Commission Expires: Aug. 17, 2014

PARTNERSHIP AFFIDAVIT

(I)(WE), N/A, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____

(Name of Partnership)

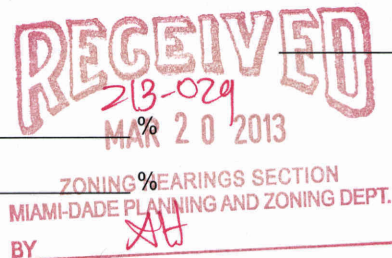
By _____

%

By _____

By _____

%



Sworn to and subscribed to before me
this ____ day of _____, ____.

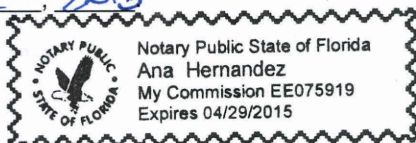
Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, Jeffrey Bercow, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me
this 20 day of March, 2013.

Notary Public: _____
Commission Expires: _____



Signature

4/29/2015

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

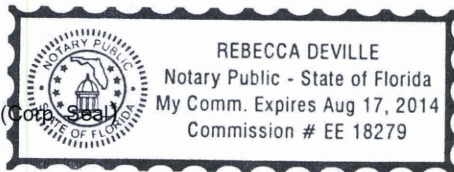
(I)(WE), N/A, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature
Sworn to and subscribed to before me
this _____ day of _____, _____.
Notary Public: _____
Commission Expires: _____

CORPORATION/LLC AFFIDAVIT

(I)(WE), Irwin Tauber, Manager of 11200 Biscayne, LLC, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation/LLC, and as such, have been authorized by the corporation/LLC to file this application for public hearing; and that said corporation/LLC is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____
Authorized Signature
MANAGING MEMBER
Office Held

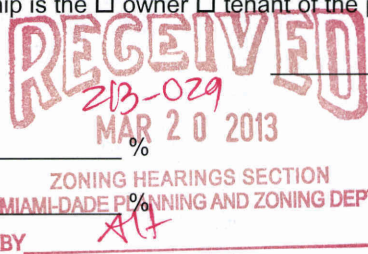


Sworn to and subscribed to before me
this 18 day of March, 2013.
Notary Public: Rebecca Deville
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), N/A, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ (Name of Partnership) %
By _____ %
By _____ %
By _____ %

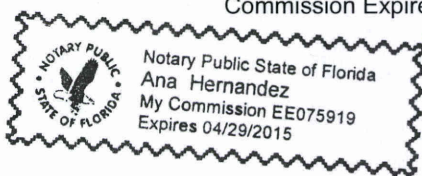


Sworn to and subscribed to before me
this _____ day of _____, _____.
Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, Matthew Amster, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

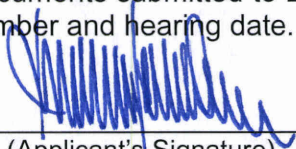
Sworn to and subscribed to before me
this 20 day of March, 2013.
Notary Public: _____
Commission Expires: _____



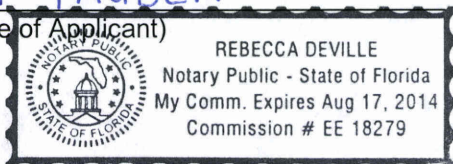
Signature
Matthew Amster
4/9/2015

ACKNOWLEDGEMENT BY APPLICANT

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075


(Applicant's Signature)

IRWIN TAUBER
(Print Name of Applicant)



My commission expires Aug. 17, 2014

State of: Florida

Sworn to and subscribed before me on the

18 Day of March, 2013.

Affiant is personally known to me or has produced
_____ as identification.


(Notary Public's Signature)

Rebecca Deville
Print Name

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Alt

OWNERSHIP AFFIDAVIT
FOR
CORPORATION/LLC

STATE OF Florida Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Irwin Tauber, Manager of 11200 Biscayne, LLC
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation/LLC, with the following address:
9551 East Bay Harbor Drive, Bay Harbor, FL 33154.
2. The Corporation/LLC owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:

See attached Exhibit A

4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

DEBORAH M. POWERS
Print Name

[Signature]
Signature

JANET L. MASUMI
Print Name

[Signature]
Affiant's signature
IRWIN TAUBER
Print Name

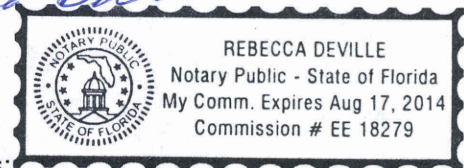
Sworn to and subscribed before me on the 18 day of March 20 13.

Affiant is personally known to me or has produced _____ as identification

Notary

(Stamp/Seal)

Commission Expires:



DISCLOSURE OF INTEREST*

If a CORPORATION/LLC owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION/LLC NAME: 11200 Biscayne, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>2012 Dynasty Trust - Irwin E. Tauber, Trustee,</u>	<u>39%</u>
<u>9551 East Bay Harbor Dr, Bay Harbor, FL 33154</u>	
<u>Laura Tauber, 9551 East Bay Harbor Dr, Bay Harbor, FL 33154</u>	<u>20%</u>
<u>Roger Sherr, 9551 East Bay Harbor Dr, Bay Harbor, FL 33154</u>	<u>20%</u>
<u>Stuart Sherr, 9551 East Bay Harbor Dr, Bay Harbor, FL 33154</u>	<u>20%</u>
<u>IT Holdings, Inc. (100% owned by Irwin E. Tauber)</u>	<u>1%</u>
<u>9551 East Bay Harbor Dr, Bay Harbor, FL 33154</u>	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>N/A</u>	

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If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

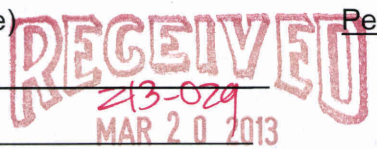
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>N/A</u>	

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: N/A

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>N/A</u>	


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BY AB

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

<u>N/A</u>	

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 18 day of March, 2013. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: Aug 17, 2014



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT A

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

PARCEL A:
THE NORTH 45.40 FEET OF THE SOUTH 1/2 OF TRACT "A", LESS THE WEST 35 FEET FOR RIGHT-OF-WAY, OF THE REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:

PARCEL 1:
THE PART OF THE SOUTH 1/2 OF TRACT "A" OF REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BISCAYNE BOULEVARD WHICH POINT IS 55.07 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, THENCE RUN WEST PARALLEL WITH AND 45.40 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH 1/2 OF TRACT "A" A DISTANCE OF 794.41 FEET TO THE WEST LINE OF THE SAID SOUTH 1/2 OF TRACT "A"; THENCE RUN SOUTH AND ALONG THE WEST LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO A DISTANCE OF 119.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN EAST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" TO THE WEST LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD A DISTANCE OF 131.73 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT 825 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST A DISTANCE OF 47.4 FEET; THENCE RUN EAST A DISTANCE OF 717.90 FEET MORE OR LESS TO THE WEST LINE OF BISCAYNE BOULEVARD WHICH SAID POINT ON THE WEST LINE OF BISCAYNE BOULEVARD IS 55.05 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD 53.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN WEST AND, ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, BEING THE POINT OF BEGINNING; SAID TRACT OF LAND BEING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST.
LESS: THAT PORTION OF THE PROPERTY CONVEYED TO MIAMI-DADE COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1929, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

WEST 3 ACRES OF SOUTH 2.5 CHAINS OF NORTH 5 CHAINS OF SOUTH QUARTER (S 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE NORTH 330 FEET FOR THE POINT OF BEGINNING; THENCE EAST 708.5 FEET TO THE CENTER OF THE ROAD KNOWN AS EAST DIXIE HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY TO A POINT 165 FEET NORTH OF THE SOUTH LINE OF THIS PROPERTY, IF PRODUCED EASTERLY; THENCE WEST 781.45 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING, SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT:

THE SOUTHEASTERLY 35 FEET RESERVED FOR RIGHT-OF-WAY FOR BISCAYNE BOULEVARD, AND ALSO BEING LESS PORTIONS CONVEYED TO MIAMI-DADE COUNTY, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1927 AND IN OFFICIAL RECORDS BOOK 9031, PAGE 1931, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT A PORTION CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20432, PAGE 3886, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 4.572 METERS (15.00 FEET) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BISCAYNE BOULEVARD/STATE ROAD 5, ACCORDING WITH A 10.668 METER (35.00 FEET) RIGHT-OF-WAY DEDICATION BY THE CITY OF MIAMI RESERVED IN DEED BOOK 1631, PAGE 178, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.